	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $172,500.00 Affiant Subscribed and sworn to before me, this 23rd day of November, 2010 Notary Public My commission expires: 3/2a/11

Davidson County DEEDWARR
Recvd: 11/24/10 08:05 3 pgs
Fees:18.00 Taxes:638.25
20101124-0093957

(Notary Stamp)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Daniel Newlon	SunTrust Mortgage	**Map\Parcel: 081-08-0-F-001.00CO**
1715 7th Avenue North #A	1001 Semmes Ave.	
Nashville, TN 37208	Richmond VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Reliant Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard D. Newlon, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being a certain Condominium Apartment known as Unit 1 of the Horizontal Property Regime of 1715 Seventh Avenue North Condominium, pursuant to Master Deed of record as Instrument No. 20070502-0052688, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Jackson by Quitclaim Deed from Bruce W. Peebles and wife, Lisa Peebles, of record in Instrument No. 20070502-0052690. Said property was conveyed to DeVan Ard, Jr., Trustee for Reliant Bank, of record in Instrument No. 20070525-0062458, who subsequently appointed A. Scott Hubbard, as Substitute Trustee, of record in Instrument No. 20091208-0112148. A. Scott Hubbard, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Substitute Trustee's Deed to Reliant Bank, of record in Instrument No. 20100218-0012355, dated February 16, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed contained in an instrument of record in Instrument No. 20070502-0052688, Register's Office for DAVIDSON County, Tennessee.
By-Laws contained in an instrument of record in Instrument No. 20070502-0052688, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 21, Page 105, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.

Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1715 7th Avenue North #A, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 23rd day of November, 2010.

Reliant Bank

By: Michael Williams, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, A. Scott Hubbard, a Notary Public for the State and County aforesaid, Michael Williams, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Reliant Bank and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this 23rd day of November, 2010.

My Commission Expires: 2-19-13

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100907SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

